This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105
Nashville, TN 37203
File Number:

Karen Johnson Davidson County
Batch# 1031637 DEEDQC
07/27/2023 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230727-0058027

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this the 27th day of July, 2023.

Notary Public
My Commission Expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Samuel L. Brown and Tina Brown 1524 – 16th Ave., North Nashville, TN 37208	New Owner	Map: 81-15 Parcel: 617

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Samuel L. Brown, a married man*** ("Grantor"), do hereby quitclaim and convey unto, **Samuel L. Brown and Tina Brown, husband and wife** ("Grantees"), their heirs and assigns, any and all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being the northerly 50 feet of Lot No. 308 on the Plan of McGavock, Wetmore and Others, Second Addition to Nashville, called the Addition to the Town of McGavock, as of record in book 21, page 41, Register's office for said County.

Said part of said lot fronts 50 feet on the easterly side of 16th Avenue, North by Work; East by Alley; South by Jarrett and West by 16th Avenue, North, formerly Hendershott Street, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Samuel L. Brown by Quitclaim Deed from Richard L. Maxwell of record in Instrument No. 20070718-0085429, dated July 17, 2007 and recorded July 18, 2007, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Will Gilchrist by deed from Harrison M. Jarrett of record in Book 1876, page 211, Register's Office for Davidson County, Tennessee. And being part of the same property conveyed to Richard L. Maxwell and Samuel L. Brown by deed from Trustees of the Gay-Lea Christian Church in Book 6747, page 257, Register's Office for Davidson County, Tennessee.

*Samuel L. Brown obtained title to the subject property prior to his marriage to Tina Brown on August 26th, 2017. The purpose of this Quitclaim Deed is to add Tina Brown as Tenant by the Entirety.

This is **improved** property located at: **1524 – 16th Ave., North, Nashville, TN 37208.**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 27th day of July, 2023.

GRANTOR:

Samuel L. Brown

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Samuel L. Brown,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 27th day of July, 2023.

Notary Public
My Commission expires: _____

MICHAEL FERRENCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2026

- The text of a certification of an electronic document must be in the following form.

I, Kirsten Virden, do hereby make oath that I am a licensed

Attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electric document is a true and exact copy of the original document executed and authenticated according to law on 7/27/23 (date of document).

Kirsten Virden

Affiant Signature

Date: 7/27/23

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 27th day of July, 2023.

Rachel Marie Collins

Notary Signature

MY COMMISSION EXPIRES: 3.10.2024

Notary's Seal (if on paper)

